

7 Graham Crescent Leven

FT & DC
WALLACE

Offers Over £ 114,950



Leven is a coastal town with many amenities within walking distance of the property. Nurseries and schools, Health Centre, a variety of shops, supermarkets, restaurants, public parks and recreational spaces, golf courses, leisure centre with swimming pool and of course the amazing beach are all within easy reach of the property. There are many community halls and activities for all ages in the area too. Leven is well served with bus links with a Bus Station at the Shorehead. Train stations in Markinch and Kirkcaldy provide great rail links, Leven has it's own brand new train station, making it a good option for commuters.

Number 7 is a two bedroom semi-detached property with a two car drive to the front, located at the end of a cul-de-sac. With DG and GCH and an alarm system, the property provides a great opportunity for downsizers or first time buyers to easily add their stamp.

The property is accessed via a UPVC door into the downstairs hall. Access to the lounge and the stairs is provided from here.

Lounge **4.91m x 3.91m**
Bright and spacious room with bay windows to the front of the property. Stone fireplace with timber mantel and electric log burner in situ. Glass door to cloak cupboard. Access to kitchen. Fitted carpet. Radiator.

Kitchen **3.00m x 2.52m**
Fitted base and wall units. Stainless steel sink and drainer. Wall-mounted central heating boiler. Vinyl flooring. UPVC door and window formation to the rear, leading onto the decking in the garden.



Utility Room **1.98m x 1.89m**
Leading off from the kitchen is this useful utility space with base and wall cabinets to one side (plus space for a fridge-freezer) and additional usable under-stair space. Great potential to add storage or further kitchen area.

Stairs with handrail lead to the carpeted upper landing. Access hatch to the part-floored attic.

Bathroom **1.99m x 1.74m**
With fully tiled walls, the bathroom consists of bath with overhead electric shower and glass screen, w.c. and wash hand basin. Window to rear of property. Vinyl flooring. Radiator.

Bedroom 1 **4.84m x 3.16m**
Spacious double bedroom located to the front of the property. Bright room with built-in wardrobe, cupboard and recessed storage area. Fitted laminate flooring. Radiator.

Bedroom 2 **3.82m x 3.01m**
Generously proportioned double room to the rear of the property. Recessed space for storage/wardrobe. Fitted carpet. Radiator.

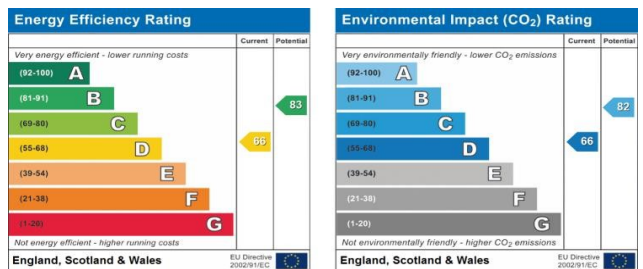
Exterior

The garden area to the front of the property is paved and provides off-street parking provision for two cars. An archway and gate lead into the side garden and a further gate leads into the rear garden area. The rear garden has a timber garage as well as a mixture of paving and red chips. Wooden decking from the back door provides a pleasant seating area and a pvc canopy provides shade to one side.

Extras

The carpets, curtains and blinds are included in the sale together with the washing machine, freestanding cooker and fridge-freezer. The timber garage is also included in the sale.

Energy Performance Rating



Council Tax - Band "B" for the year 2024-2025.

Viewing

Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.



THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.